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THE REDEVELOPMENT PLAN  
FOR THE

GOLDEN GATEWAY

EMBARCADERO-LOWER MARKET APPROVED  
REDEVELOPMENT PROJECT AREA E-1

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## THE REDEVELOPMENT PLAN

### ARTICLE I - THE PLAN

SEC. 101. Description of the Plan. This Redevelopment Plan (hereinafter called the "Plan") is for, and relates to a Redevelopment Project in and for that certain Redevelopment Area, known as "Embarcadero-Lower Market Approved Redevelopment Project Area E-1" which is located and situated in the City and County of San Francisco, State of California, under and pursuant to the California Community Redevelopment Law, and consists of, and only of, this text, pages 1 to 23 inclusive and the following listed exhibits, consisting of documents, maps, sketches, and plans attached hereto and identified as follows:

- (a) Project Area Boundary Map (Exhibit "a")
- (b) Project Area Plan (Exhibit "b")
- (c) Zoning Plan (Exhibit "c")
- (d) Street and Highway Adjustment Plan (Exhibit "d")
- (e) Sewer System (Exhibit "e")
- (f) Low Pressure Water System (Exhibit "f")
- (g) Auxiliary Water Supply System (Exhibit "g")
- (h) Street Lighting and Traffic Control Signal Systems (Exhibit "h")
- (i) Fire Alarm and Police Telephone Systems (Exhibit "i")
- (k) Gas Distribution System (Exhibit "k")
- (l) Electrical Distribution System (Exhibit "l")
- (m) Telephone Distribution System (Exhibit "m")
- (n) Acquisition Map (Exhibit "n")

SEC. 102. The Redevelopment Plan was prepared in accordance with the California Community Redevelopment Law and the Federal Housing Act of 1949, as amended. The Redevelopment Plan is based on the Tentative Plan for the redevelopment of the Embarcadero-Lower Market Redevelopment Project Area E-1 which was approved and adopted by Ordinance No. 552-58 on October 14, 1958, by the Board of Supervisors of the City and County of San Francisco and conforms to the Master Plan of the City and County of San Francisco insofar as the latter plan applies to the Embarcadero-Lower Market Redevelopment Project Area.

The Redevelopment Agency of the City and County of San Francisco, hereinafter called the "Agency" consulted with the Department of City Planning in formulating the Redevelopment Plan.

SEC. 103. The Embarcadero-Lower Market Approved Redevelopment Project Area E-1, hereinafter called the "Project Area", comprises a portion of the Embarcadero-Lower Market Redevelopment Area, which in Resolution No. 15288 (Series of 1939) adopted by the Board of Supervisors of the City and County of San Francisco on February 21, 1955, was designated and described as a blighted area, the redevelopment of which is necessary to effectuate the public purposes as defined in the California Community Redevelopment Law.

SEC. 104. Project Area is presently a predominantly light industrial and commercial area with approximately 15 residential hotel establishments, characterized by the following conditions of blight; residential buildings unfit and unsafe for occupancy; the mixture and shifting of uses; excessive land coverage; inadequate provisions for ventilation, light, sanitation and open spaces; faulty planning; economic dislocation; maladjustment and depreciated value. These conditions contribute substantially and increasingly to the problems of, and necessitate excessive and disproportionate expenditure for the preservation of the public health and safety, and the maintaining of adequate police, fire and accident prevention and other public services and facilities.

## ARTICLE II - THE REDEVELOPMENT AREA

SEC. 201. Boundary Map of Redevelopment Area. There is attached hereto as Exhibit "a" and as an integral part of this Plan, a map designated "Redevelopment Area Boundary Map." The purpose of this map is to delineate and show the boundaries of the Redevelopment Area.

SEC. 202. Legal Description of Redevelopment Area. The Redevelopment Area (hereinafter called the "Area") consists of 44.61 acres, more or less, in the City and County of San Francisco, State of California, and is described as follows:

That certain real property situate in the City and County of San Francisco, State of California, and particularly described as follows:

BEGINNING at the point of intersection of the westerly line of Front Street and the northerly line of Broadway; running thence easterly along the northerly line of Broadway to the point of intersection of said line of Broadway and the northeasterly boundary line of Block "M" as said Block "M" is shown on Map entitled "Monument Map of the Fifty Vara District of the City and County of San Francisco" filed in the office of the Recorder of the City and County of San Francisco, State of California, January 7, 1910, and recorded in Map Book "G" at page 151, said Block "M" being also known as Assessor's Block 139; thence southeasterly along the northeasterly boundary line of Blocks "M", "L", "K" and "G" according to the map above referred to and their productions northwesterly and southeasterly, to the point of intersection of the northeasterly and easterly lines of said Block "G", said Blocks "L", "K" and "G" being also known as Assessor's Blocks 168, 169 and 170 respectively; thence southerly along the easterly boundary line of said Block "G" and its extension southerly to the northeasterly boundary line of Block "E" according to map above referred to, said Block "E" being also known as Assessor's Block 201; thence southeasterly along the northeasterly boundary line of said Block "E" and its extension southeasterly to the southerly line of Washington Street; thence westerly along the southerly line of Washington Street to the westerly line of Davis Street; thence southerly along



said line of Davis Street to the southerly line of Clay Street; thence easterly along the southerly line of Clay Street to the northeasterly boundary line of Block "C" according to map above referred to, said Block "C" being also known as Assessor's Block 233; thence southeasterly along the northeasterly boundary line of said Block "C" and its extension southeasterly and the northeasterly line of 100 Vara Block 317, also known as Assessor's Block 3714, to a line which is parallel with and 183 feet 4 inches perpendicularly distant northwesterly from the northwesterly line of Mission Street; thence southwesterly and parallel with said line of Mission Street to the center line of Steuart Street; thence at a right angle northwesterly along the center line of Steuart Street and its extension northwesterly to the center line of Market Street; thence at a right angle southwesterly along said center line of Market Street to its point of intersection with the center line of California Street extended easterly; thence westerly along the center line of California Street extended easterly and the said center line of California Street to the center line of Drumm Street; thence at a right angle northerly along said center line of Drumm Street to the center line of Sacramento Street; thence at a right angle westerly along said center line of Sacramento Street to the center line of Battery Street; thence at a right angle northerly along said center line of Battery Street to the northerly line of Jackson Street; thence at a right angle easterly along said northerly line of Jackson Street to the westerly line of Front Street; thence at a right angle northerly along said westerly line of Front Street to the northerly line of Broadway and the point of beginning.

BEING all of 50 Vara Blocks "A", "B", "C", "E", "F", "G", "H", "L" and "K", and all of 50 Vara Blocks numbered 5, 6, 7, 8, 9, 20, 21 and 22, according to Map hereinabove referred to, and part of 100 Vara Block numbered 317, and also known as Assessor's Blocks 167, 168, 169, 170, 171, 172, 198, 199, 200, 201, 204, 205, 230, 231, 232, 233 and 234, and part of Assessor's Block 3714 of the City and County of San Francisco, and also being portions of Broadway, Pacific Avenue, Jackson Street, Washington Street, Clay Street, Sacramento Street, Battery Street, Front Street, Davis Street, Drumm Street, Steuart Street, Market Street, California Street, Clark Street, Oregon Street, Merchant Street, Commercial Street and Ceylon Street.

### ARTICLE III - THE REDEVELOPMENT PROJECT

SEC. 301. Type of Project and Proposed Activities. The Redevelopment Project (hereinafter called the "Project") to be undertaken and carried out in the Area described in Section 202 hereof, involves slum clearance and redevelopment activities under and pursuant to California Community Redevelopment Law by the Redevelopment Agency of the City and County of San Francisco (hereinafter called the "Agency") for the elimination and for the prevention of the development or spread of slums and blight, and includes, to the extent permitted by law and specified in this Plan or required to undertake and carry out the Plan: (1) acquisition of real property, including improved or unimproved land, structures, improvements, easements, incorporeal hereditaments, estates and other right in land, legal or equitable; (2) demolition and removal of buildings and improvements; (3) rendition of relocation assistance to inhabitants, families, and business concerns located in the Area displaced by this Project. Until acquisition of property in which a substantial majority of the wholesale produce industry is conducted, the Agency will lease properties acquired by it on a month-to-month basis to occupants in said produce industry at prevailing rentals; (4) installation, construction, or reconstruction of streets, utilities, parks, and other improvements necessary for the carrying out in the Area the redevelopment objectives of law in accordance with this Plan; (5) Owner Participation in accordance with

the provisions of Article XI hereinafter set forth; (6) disposition of any property acquired in the Redevelopment Area (including sale, initial leasing or retention by the Agency itself) at its fair market value for uses in accordance with this Plan.

#### ARTICLE IV - EXECUTION OF THE PLAN

SEC. 401. Major Responsibilities of the Agency. In the undertaking and carrying out of the Project and in the execution of this Plan, the Agency shall be responsible for and shall carry out or caused to be carried out in the manner provided by law and this Plan the following: land acquisition, demolition of buildings and improvements, provision of relocation assistance, installation of site improvements and land disposition.

SEC. 402. Other Public Entities Involved in Execution of Plan.

In addition to the responsibilities and activities of the Agency set forth in Section 401 hereof, the following local governmental or other public entities shall be responsible for carrying out this Plan as indicated below:

(a) The City and County of San Francisco (hereinafter called the "City") through its Department of Public Works and without cost to the Agency will, within the Area, widen and reconstruct certain streets, will bring up to official grade and repave certain streets, and will resurface other streets, all in accordance with the map entitled "Street and Highway Adjustment Plan", Exhibit No. "d", contained in this Plan.

(b) The City through its Department of Public Works and without cost to the Agency will, within the Area, abandon or remove certain sewers and will install other sewers as shown on the map entitled "Sewer System", Exhibit No. "e" contained in this Plan.

(c) The City through its Department of Public Works and without cost to the Agency will, within the Area, install street lighting and traffic control signals in accordance with the map entitled "Street Lighting and Traffic Control Signal Systems", Exhibit No. "h" contained in this Plan.

(d) The City through its Water Department and without cost to the Agency will, within the area, remove, relocate and install certain low-pressure water mains in accordance with the map entitled "low pressure water system" Exhibit No. "f" contained in this Plan.

(e) The City through its Department of Public Works and without cost to



the Agency will, within the Area, remove, relocate and install certain auxiliary water supply mains and hydrants in accordance with the map entitled Auxiliary Water Supply System Exhibit No. "g", contained in this Plan and will relocate certain low-pressure water fire hydrants as shown on Exhibit No. "f" contained in this Plan.

(f) The City through its Department of Electricity and without cost to the Agency will, within the Area, relocate and install fire alarm and police telephone systems in accordance with the map entitled "Fire Alarm and Police Telephone Systems", Exhibit No. "j", contained in this Plan.

(g) The City through its Recreation and Park Department and without cost to the Agency will, within the Area, purchase the land, demolish the improvements thereon and construct the Ferry Park as shown on the map entitled "Project Area Plan" Exhibit No. "b" contained in this Plan.

(h) The City through its Parking Authority, and without cost to the Agency may, within the Area, construct or cause to be constructed a three-level public parking garage on a site bounded by Washington, Clay, Davis and Battery Streets, in accordance with the map entitled "Project Area Plan", Exhibit No. "b" contained in this Plan.

Provisions for the expenditures necessary to provide the aforementioned public facilities shall be subject to such action as may be required by law, or as required by appropriate fiscal provisions of the Charter of the City and County of San Francisco and the Constitution and applicable laws of the State of California or by the necessary bond issues.

## ARTICLE V - PLANNING AND PROJECT IMPROVEMENTS PROPOSALS

SEC. 501. Project Area Plan. There is attached hereto as Exhibit "b" and as an integral part of this Plan, a map entitled the "Project Area Plan", Exhibit No. "b". The purpose of this map is to show:

- (a) The rights-of-way of all streets to be retained and of all new streets to be constructed; the limits of all utility easements to remain and to be established, and the limits of all other rights-of-way, if any, to be retained or to be established;
- (b) Proposed land use categories, and with each category the types of uses for all land in the Redevelopment Area not in public rights-of-way;

- (c) Existing community and recreational facilities to be retained and to be established consist of a fire station located on the northwest corner of the intersection of Drumm and Sacramento Streets and the proposed Ferry Park, bounded by Clay, Market and Steuart Streets and The Embarcadero;
- (d) The proposed public parking garage on the area bounded by Clay, Washington, Battery and Davis Streets.

SEC. 502. Zoning Plan. There is attached hereto as Exhibit No. "c" and as an integral part of this Plan, a map entitled the "Zoning Plan". The purpose of this map is to show the manner in which zoning areas are to be applied to land within the Redevelopment Area and to indicate in this connection both existing areas to remain and proposed change.

SEC. 503. Street and Highway Adjustment Plan. There is attached hereto as Exhibit No. "d" and as an integral part of this Plan, a map entitled "Street and Highway Adjustments Plan". The purpose of this map is to establish the action to be taken by the City with respect to the opening and closing of streets with and adjacent to the Redevelopment Area. It identifies the existing streets, highways and other public rights-of-way to remain, those to be abandoned, and existing streets, highways and other public right-of-way where widening is proposed.

SEC. 504. Public Utilities Plans.

(a) Sewers. There is attached hereto as Exhibit No. "e" and as an integral part of this Plan, a map entitled "Sewer System". The purpose of this map is to show existing lines, mains and facilities to be retained, those to be abandoned, and those to be installed, constructed or reconstructed. The site and location of the lines, mains and facilities to be installed, constructed or reconstructed are tentative, but shall be generally as indicated on said map.

(b) Low Pressure Water System. There is attached hereto as Exhibit No. "f" and as an integral part of this Plan, a map entitled "Low Pressure Water System". The purpose of this map is to show existing system lines, mains and facilities to be retained, those to be abandoned; and those to be installed, constructed or reconstructed are tentative but shall be generally as indicated on said map.

(c) Auxiliary Water Supply System. There is attached hereto as Exhibit No. "g" and as an integral part of this Plan, a map entitled "Auxiliary

Water Supply System". The purpose of this map is to show existing system lines, mains, and facilities to be retained, those to be abandoned, and those to be installed, constructed or reconstructed. The site and location of the lines, mains and facilities to be installed, constructed or reconstructed are tentative, but shall be generally as indicated on said map.

(d) Street Lighting and Traffic Control Signal Systems. There is attached hereto as Exhibit No. "h" and as an integral part of this plan, a map entitled "Street Lighting and Traffic Control Signal Systems". The purpose of this map is to show existing system lines and facilities to be retained; those to be installed, constructed or reconstructed are tentative, but shall be generally as indicated on said map.

(e) Fire Alarm and Police Telephone Systems. There is attached hereto as Exhibit No. "j" and as an integral part of this plan, a map entitled "Fire Alarm and Police Telephone Systems". The purpose of this map is to show existing system lines and facilities to be retained, those to be abandoned; those to be installed or relocated are tentative but shall be generally as indicated on said map.

(f) Gas Distribution System. There is attached hereto, as Exhibit No. "k" and as an integral part of this Plan, a map entitled "Gas Distribution System". The purpose of this map is to show adjustments of the privately-owned gas distribution system serving the Redevelopment Area, including changes in any utility easements in the Redevelopment Area, and, in this connection, to show existing utility easements to remain and those to be abandoned.

(g) Electrical Distribution System. There is attached hereto as Exhibit No. "l" and as an integral part of this Plan, a map entitled "Electrical Distribution System". The purpose of this map is to show adjustments of the privately-owned electrical distribution system serving the Redevelopment Area, and, in this connection, to show existing utility easements to remain and those to be abandoned.

(h) Telephone Distribution System. There is attached hereto, as Exhibit No. "m" and as an integral part of this Plan, a map entitled "Telephone Distribution System". The purpose of this map is to show adjustments of



the privately-owned telephone system serving the Redevelopment Area, and in this connection, to show existing utility easements to remain and those to be abandoned.

ARTICLE VI - REHABILITATION OF STRUCTURES

SEC. 601. Rehabilitation Not Proposed. The Project to be undertaken and carried out in the Area pursuant to this Plan contemplates no rehabilitation of structures or improvements either as a project activity or as an incident to the clearance and redevelopment of the Area.

ARTICLE VII - LAND ACQUISITION, DEMOLITION AND CLEARANCE

SEC. 701. Extent of Acquisition, Demolition and Clearance.

As indicated in Section 301 hereof, this project is one of slum clearance and redevelopment of the Redevelopment Area as a whole. Accordingly, the Agency will acquire by purchase, condemnation or otherwise, all real property, including improved or unimproved land, structures, improvements, easements, incorporeal hereditaments, estates, and other rights in land, legal or equitable, situate and lying within the Redevelopment Area and will demolish and clear the Area of all buildings, structures, or improvements located therein necessary to prepare the land for its new uses, except that the Agency does not propose to acquire, demolish or clear those properties indicated in Section 702 below: Provided further that the Agency may acquire or demolish or clear any or all of such properties as are proposed to be non-acquired if the Agency subsequently determines such action to be necessary to carry out this Plan.

Provided further that Blocks 204 and 205 may be acquired by the City and County of San Francisco for the erection of the public parking garage and a commercial structure as set forth in this Plan.

SEC. 702. Non-Acquired Properties.

The Agency does not propose to acquire or demolish or clear the following-listed lots for reasons indicated:

<u>Block</u>	<u>Lot</u>	<u>Block</u>	<u>Lot</u>
232	2	234	3 portion
233	1	234	5 portion
233	2	3714	1
233	3	3714	2
233	4	3714	4

<u>Block</u>	<u>Lot</u>	<u>Block</u>	<u>Lot</u>
233	5	3714	5
		3714	11
233	7 portion	3714	12
233	9 portion	3714	13
233	26 portion	3714	14
233	27	3714	15
233	28		

Block 232 - Lot 2 is the site of a fire station which will remain. All other lots listed above will be purchased by the City for the site of the proposed Ferry Park. Said above-listed lots, are shown and delineated as "property not to be acquired" on Exhibit "n" attached hereto as an integral part of this Plan and entitled "Acquisition Map". Appropriate agreements will be made with the City whereby such parcels of land shall be subject to all of the regulations and controls of this Plan as covenants running with the land. Failure of the City to enter into such appropriate agreement shall constitute, in addition to any other basis, a basis for the Agency to acquire by purchase, or otherwise, such parcels of land or any appropriate interest therein sufficient to insure compliance with the provisions and controls of this Plan.

#### ARTICLE VIII - REGULATIONS AND CONTROLS IN THE REDEVELOPMENT AREA TO SUSTAIN REDEVELOPMENT

SEC. 801. Purposes. In addition to the provisions of any zoning or building ordinance or other ordinance, code, rule or regulation, now or hereinafter in force, and in order to achieve the objectives of this Plan and for the purposes of (a) of this Plan; (b) any provision of law - Federal, State, or local - having reference to the land uses and other requirements specified or provided in this Plan for the Redevelopment Area; and (c) any contract or transaction entered into by the Agency with respect to the Redevelopment Project or Redevelopment Area, including its contract with the Federal Government for Loan and Grant, and its contracts, deeds, and other instruments made with or to private or other parties in connection with the disposition of land in the Redevelopment Area for redevelopment of with respect to the use of land in such area, all of the land lying within and constituting the Redevelopment Area, including land therein not acquired by the Agency, shall be subject to the requirements and restrictions specified in this Article VIII.

#### SEC. 802. Duration, Covenants to Run with the Land.

The requirements and restrictions specified in this Article VIII shall be in force

and effect for a period of thirty (30) years from transfer of title to the redeveloper and shall be incorporated in all deeds, contracts and other instruments of land disposition, leases, and such other contracts and instruments as appropriate as covenants running with the land for said period of thirty (30) years.

SEC. 803. Commercial Area.

(a) Commercial uses shall be permitted in or for that part of the Redevelopment Area indicated in the Project Area Plan for such use.

(b) The specific commercial uses to which such area may be put shall consist of the following:

1. Business or professional offices
2. Medical Laboratory or Clinic
3. Local retail business or personal service shop or agency of a type which supplies new commodities or offers personal services
4. Personal service establishment
5. Parking lot or storage garage open to the public for passenger automobiles
6. Automobile service station
7. Automobile repair if conducted entirely within an enclosed building
8. Dry-cleaning shop in connection with and incidental to a personal service establishment
9. Hotel or motel
10. Club house, lodge building, meeting hall or recreation building
11. Amusement establishment when entirely conducted within a completely enclosed building
12. Other similar uses subject to the approval of the Agency

(c) No provision of this Plan shall be deemed to include or permit industrial uses of any kind in the commercial area.

(d) All structures in the commercial area shall be subject to the following restrictions as to maximum height and bulk:

1. The maximum floor area ratio allowable shall be 10 to 1. The two-story garage and service base under the office buildings are included in the story height limitation and floor area ratio.
2. The maximum allowable height shall be 25 stories.

(e) The following shall represent minimal requirements as to off-street parking spaces and off-street loading spaces:

1. There shall be provided one parking space for each 1000 square feet of net office space. For this purpose the floor area of a building shall mean the gross area within the building, exclusive of that designed for automobile parking or for non-public purposes such as utilities, repairs, processing, incidental storage, show windows, store management or building maintenance offices, dressing rooms or rest rooms. When the calculation involved results in a fractional number of parking spaces, major fractions shall be adjusted to the next higher whole number of parking spaces.



Each required parking space shall be of usable shape, accessible and properly maintained and shall have an area of not less than one hundred and sixty (160) square feet, exclusive of access drives or aisles.

Combined use of off-street parking facilities shall be subject to the approval of the Agency.

The required parking shall be housed in parking garages which cover the entire lot within the setback lines and shall be approximately twenty (20) feet in height from the finished grade at street level. On the roof of the garage there shall be provided a ten (10)-foot-wide walkway connecting the pedestrian overpasses and the buildings to be constructed. Each building constructed over the garage shall be set back ten (10) feet from the edge of the garage to allow for public pedestrian circulation around the building.

Stairs or other means of vertical circulation for public use shall be constructed adjacent to each overpass.

Shops or other types of specialty uses permitted by this Plan may be constructed on the roof of the garage in addition to office buildings.

2. There shall be provided one (1) off-street loading space on the premises of each building. Such space shall be of usable shape, accessible and properly maintained and shall not be less than twelve (12) feet in width, thirty-three (33) feet in length, and fourteen (14) feet in height, exclusive of access platform and maneuvering area, the entrance to which is at least fifty (50) feet from any point of intersection of street lines.

(f) Set-back limitations. There shall be a set-back of seven (7) feet and six (6) inches (7'6") on the below-listed streets. Such set-back shall be paved for sidewalk use:

(a) The northerly line of Sacramento Street from Battery Street to Drumm Street.

(b) The southerly line of Clay Street from Battery Street to the westerly line of the Ferry Park.

(c) The easterly line of Battery Street from Sacramento Street to Clay Street.

(d) The easterly and westerly line of Front Street from Sacramento Street to Clay Street.

(e) The easterly and westerly line of Davis Street from Sacramento Street to Clay Street.

(f) The easterly line of Drumm Street from California Street to Clay Street and the westerly line of Drumm Street from Clay Street to Sacramento Street.

(g) Blocks 230, 231 and 232: A two-story structure shall be built covering the entire site within the required setback limits. Except for the required two-story structure, no structure may be built within 10 feet on either side of the centerline of Commercial Street extended eastwardly.

(h) In Blocks 233 and 234 a two-story structure shall be erected covering the entire site except that it need not extend easterly beyond a line 222.75 feet easterly from and parallel to the easterly line of Drumm Street.

Above the required two-story structure, all buildings shall be set back at least 10 feet from the outside of the required two-story structure. Except for the required two-story structure, no structure shall be built within 25 feet of the centerline of Sacramento Street extended easterly, nor within 10 feet of the centerline of Commercial Street extended easterly.

The fire station located on the northeasterly corner of the intersection of Drumm and Sacramento Streets is exempted from the above set-back requirements.

(g) Overpasses. The erection and maintenance of the pedestrian overpasses shown on Exhibit No. "d" shall be the responsibility of the developer. All such overpasses shall be approved by the City.

SEC. 804. Residential Area. Based upon the standards set forth below it is estimated that 2178 dwelling units can be constructed.

(a) Residential use shall be the only use permitted in or for that part of the Redevelopment Area indicated in the Project Area Plan for such use, except that a small neighborhood shopping center, whose gross floor area is not greater than 25,000 square feet, will be allowed in the block bounded by Washington, Jackson, Battery and Drumm Streets, provided that such use is entirely confined within a building whose principal use is other than commercial. The uses permitted within this shopping center shall be in the nature of personal service establishments, or local retail business which supplies new commodities or offers personal services primarily to residents in the immediate vicinity.

(b) Residential use shall consist of multi-family residential use and shall be subject to the following requirements and restrictions:

1. The allowable density shall be 160 - 220 persons per net acre.
2. Maximum land coverage above the second floor shall be 20% of the net land area including easements. Where coverage up to the second floor above grade exceeds 20%, no apartment units will be permitted below the third floor above grade.
3. The maximum allowable height of buildings shall be twenty-two (22) stories. The maximum floor area ratio shall be 4 to 1.



4. Set-back limitations. There shall be a set-back of ten (10) feet on the below-listed streets (such set-back shall be paved for sidewalk use):

(a) The northerly line of Washington Street from Battery Street to Drumm Street.

(b) The easterly line of Battery Street from Washington Street to Jackson Street.

5. At least 20% of the net land area including easements shall be landscaped and such landscape area shall be adjacent to the apartments.

6. The minimum distance between buildings and width of courts between building units shall be fifty (50) feet.

(c) Parking Requirements. There shall be provided in the residential area, one off-street parking space for each dwelling unit. Each required parking space shall be of usable shape, accessible and properly maintained and shall have an area of not less than one hundred and sixty (160) square feet exclusive of access drives and aisles.

Combined use of off-street parking facilities shall be subject to the approval of the Agency.

No parking space shall be further than six hundred (600) feet from the apartment building for which it is provided.

SEC. 805. Public Areas. (a) The following parcels of land will or may be used or disposed of for use for the following public purposes:

1. The area bounded by Washington, Battery, Clay and Davis Streets shall be used as the site of a three-level public parking garage whose height shall be limited to two (2) stories above finished grade and which shall have a floor area ratio of 3 to 1. The use of the area shall be devoted to parking and servicing of automobiles. A minimum of thirteen hundred (1300) parking stalls shall be constructed on the site.

The erection of an office building above the garage, not to exceed 400,000 square feet of net floor area is permitted. This structure shall be subject to all the standards and conditions set forth in this Plan for similar buildings in the Commercial Area.

That portion of the roof of the public parking garage not used for office buildings shall be developed as a landscaped mall. Columns and roof structure shall be designed to carry the load of large planting boxes. The exposed surface shall be constructed in accordance with the requirements contained in the Building Code of the City and County of San Francisco for places of public assemblage.

The finished roof shall be approximately twenty (20) feet in height from the finished grade at street level.



Sufficient and convenient stairs or other means of vertical circulation for public use shall be provided to allow for easy access to the room from within the garage and from street level.

The developer of the garage shall, together with the owners of adjacent properties in the Project, provide and maintain pedestrian overpasses as shown on Exhibit No. "d" of this Plan. In the event that the garage building is constructed prior to the buildings fronting on Clay Street, a temporary overpass shall be constructed across Clay Street for the convenience of pedestrians using the garage.

2. Set-back limitations. There shall be a set-back of seven and one-half ( $7\frac{1}{2}$ ) feet on the easterly side of Battery Street between Washington Street and Clay Street.
3. The area delineated on the Land Use Map as the Ferry Park shall be devoted to park purposes only.

(b) In the event any parcels of land designated in this Section 805, or in the Project Area Plan for the above-stated or other public purposes, are not so used or such use is abandoned prior to the expiration of the period of years specified in Sec. 802 of Article VIII, then such parcels of land shall be used only for the purposes and shall be subject to the requirements and restrictions specified with respect to the Commercial Area.

SEC. 806. Non-discrimination. That by and for any lessee, grantee, his heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sub-lease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees or vendees in the premises herein conveyed. The Declaration of Restrictions shall include the provisions set forth in this subdivision (e) which provisions shall be perpetual.

SEC. 807. Obligations of Redeveloper. In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, the disposition of the land by the Agency shall be subject to an Agreement in which the following provisions shall be included:

(a) The purchase of land is for the purpose of redevelopment and not for speculation.

(b) The land shall be built upon and improved in conformity with the provisions of the Redevelopment Plan and the requirements of a Declaration of Restrictions, both of which shall be made a part of the aforesaid agreement.

(c) Preliminary architectural and site plans and final plans and specifications for the construction of improvements on the land shall be submitted to the Agency for review and approval so that the Agency may determine compliance of such plans and specifications with the Redevelopment Plan, the Declaration of Restrictions and the terms and conditions of the aforesaid Agreement.

(d) The building of improvements shall be commenced and completed within a reasonable time as fixed by the Agency.

(e) The Declaration of Restrictions to be filed by the Agency with the Recorder of the City and County of San Francisco shall be in the form of covenants running with the land and shall be effective for a period of thirty (30) years except the provisions of Section 806, which shall run in perpetuity. In the event of any breach of any of the covenants contained in the Declaration of Restrictions, it shall be the duty of the Redevelopment Agency to endeavor immediately to remedy such breach by conference, conciliation and persuasion. In the case of failure to remedy such breach, or in advance thereof, if in the judgment of the Redevelopment Agency circumstances so warrant, said breach shall be enjoined or abated by appropriate proceedings brought by the Redevelopment Agency. Such responsibility on the part of the Agency shall continue until such time as the Redevelopment Plan has been carried out.

SEC. 808. Prevention of Speculation. In all contracts whereby the Agency agrees to convey title to project land to a redeveloper there will be included the following:

(a) A stipulation on the part of the redeveloper that his purchase of the property is for the purpose of redevelopment and not for speculation.

(b) A stipulation that reconveyances, leases and re-subdivisions, among other matters, will be subject to specific regulations to be prescribed by the Agency.

## ARTICLE IX - OFFICIAL ACTIONS TO EFFECT PLAN

SEC. 901. Public Hearing. In accordance with Section 33730 of the California Community Redevelopment Law the Board of Supervisors of the City and County of San Francisco will consider the Redevelopment Plan of the Project Area submitted by the Agency, any alternative plan submitted pursuant to this part, and all evidence and testimony for or against the adoption of the plans at a public hearing, notice of which shall be given by publication for not less than once a week for four successive weeks in a newspaper of general circulation published in the county in which the land lies.

SEC. 902. Approval of Plan by Planning Commission. In accordance with Section 33704 of the California Community Redevelopment Law the Redevelopment Plan will be submitted to the Planning Commission prior to submission to the Board of Supervisors, for its report and recommendation concerning the Plan and its conformity to the Master Plan. Within thirty (30) days after the Plan is submitted to it for consideration, the Planning Commission shall make and file its report and recommendation with the Agency.

SEC. 903. Effectuation of Zoning Changes. In order for this Plan to be legally carried out, it is necessary that the present zoning applicable within the Redevelopment Area be changed as indicated in Section 101, Exhibit "c" of this Plan.

SEC. 904. Variances. Where, owing to unusual and special conditions, enforcement of the restrictions and requirements of this Plan (other than those relating to land uses) would result in undue hardship or would constitute an unreasonable limitation beyond the intent and purposes of such restrictions and requirements, the Redevelopment Agency, upon approval and recommendation of the City Planning Commission, may authorize such variation or modification as will not be contrary to the public interest and the intent and purposes of this Plan.

## ARTICLE X - METHOD OF FINANCING

For the purpose of carrying out the Project, the Redevelopment Agency will obtain a project temporary loan from the United States of America (hereinafter called the "Government") in the estimated amount of Eighteen Million One Hundred Nineteen Thousand One Hundred and Five Dollars, (\$18,119,105.00). The obligations evidencing the Agency's indebtedness to the Government for the project temporary loan shall be in a form satisfactory to the Government. Said obligations will not be a debt of the City and County of San Francisco, the State of California, nor any of its political subdivisions. Neither the



City and County of San Francisco, the State of California nor any of its political subdivisions shall be liable on said obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency, and the obligations shall so state on their face.

The purpose for which the proceeds obtained from the project temporary loan shall be spent are: (1) the acquisition of project land; (2) the expenses incurred through the relocation of persons residing in the Project Area; (3) the expenses relating to the razing, demolition or removal of buildings and other improvements in the Project Area; (4) the expenses in connection with the disposition of project land; (5) the expenses of administering the Project, including interest charges, and other expenses necessary to effectuate the Redevelopment Plan.

The Redevelopment Agency will make payment on the project temporary loan obligations from the proceeds of the disposition of project land estimated at Twelve Million Five Hundred Sixty-Nine Thousand Two Hundred and Sixty-Nine Dollars (\$12,569,269.00), and from a Capital Grant from the Government estimated at Five Million Five Hundred Forty-Nine Thousand Eight Hundred and Thirty-Six Dollars (\$5,549,836.00).

Both the project temporary loan and the Capital Grant or Grants are to be made by the Government to the Redevelopment Agency under the terms of a certain Contract entered into by and between the Redevelopment Agency and the Government.

The Capital Grant or Grants will not be made to the Redevelopment Agency by the Government until local grants-in-aid have been provided, as required by the Contract referred to in the preceding paragraph of this Plan.

Pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the Redevelopment Agency will pool the non-cash local grant-in-aid credits for such site improvements and public facilities which the City and County of San Francisco and/or the San Francisco Unified School District will provide in connection with the Embarcadero-Lower Market, the Western Addition and the Diamond Heights Projects. Thus, the excess non-cash local grant-in-aid credits for site improvements and public facilities to be provided with respect to the Diamond Heights and Western Addition Projects shall be utilized to finance the Embarcadero-Lower Market Project.

Said site improvements and public facilities shall include, without being limited to, the items listed below for which funds are presently provided or for which funds will be provided by the Board of Supervisors of the City and County of San Francisco at the time of or in connection with the adoption of the Redevelopment Plan.

<u>Project</u>	<u>Estimated Cost</u>	<u>Funds Appropriated, Appropriations pending, or Funds available when needed</u>	<u>Approp. #</u>	<u>Estimated Non-Cash local grants in-aid</u>
Diamond Heights Project	\$ 1,196,527	\$ 1,196,527		\$ 979,169
Western Addition Project	<u>9,800,562</u>	<u>9,150,562</u>		<u>3,524,249</u>
Sub Total	\$10,997,089	\$10,347,089		\$4,513,418

(As detailed on Page 13 of Western Addition Redevelopment Plan)

<u>EMBARCADERO-LOWER MARKET PROJECT</u>	<u>Estimated Cost</u>	<u>Funds Appropriated, Appropriations Pending or Funds Available when needed</u>	<u>Approp. #</u>	<u>Estimated Non-Cash Local Grants-in-Aid</u>
1. Street Work	\$ 1,672,160	\$ 1,672,160 <sup>(1)</sup>		\$ 993,400
2. Sewers	577,960	577,960 <sup>(1)</sup>		500,138
3. Traffic Control	25,000	25,000 <sup>(1)</sup>		14,062
4. Fire-Police Call-boxes	28,000	28,000 <sup>(1)</sup>		21,000
5. Street Lighting	163,000	163,000 <sup>(1)</sup>		102,150
6. L. P. Water	63,505	63,505 <sup>(1)</sup>		63,505
7. AWSS & L. P. Hydrants	122,175	122,175 <sup>(1)</sup>		91,631
8. Diversion Structures & Pump Station	1,610,000	1,610,000	812-000-300	322,000
9. Ferry Park	<u>2,700,000</u>	<u>2,700,000*</u>		<u>675,000</u>
SUB TOTAL	\$ 6,961,800	\$ 6,961,800		\$2,782,886
TOTAL ALL PROJECTS	\$17,958,889	\$17,308,889		\$7,286,304

Amount of Local Grants-in-aid required to finance the Western Addition, Diamond Heights and Embarcadero-Lower Market Projects (one-third of the aggregate net project cost of all projects less real estate tax credit (\$21,607,613))

\$7,202,538

Surplus Non-cash Local Grants-in-aid to be applied to the aforementioned Projects or to future projects

83,766

\* - Subject to future bond issue or appropriation.

(1) - Included in 1959-1960 Budget.

It is recognized that the figures shown herein are estimated figures and are subject to revision. The extent of the City's contribution and commitment for local grants-in-aid will be contained in the Ordinance adopting the Redevelopment Plan and in the Ordinance adopting the Cooperation Agreement, and in any subsequent Ordinances required to effect amendments thereto, and will require certification of the Controller of the City and County of San Francisco that funds for such local grants-in-aid have been appropriated and are available.

It is further recognized that the estimates regarding the disposition of land acquired by the Agency and the estimated costs of the site improvements and public facilities listed hereinabove are subject to further revision. In the event that the local grant-in-aid credits obtained by the provision of facilities and improvements listed hereinabove are not equal to one-third of the aggregate net project costs of the Diamond Heights, Western Addition and Embarcadero-Lower Market projects, the City and County of San Francisco, subject to its fiscal laws, will provide such additional non-cash or cash grants-in-aid as may be necessary to increase the total amount of non-cash and cash local grants-in-aid to not less than one-third of the aggregate net project costs thereof.

It is the intention of the City and County of San Francisco and/or the San Francisco Unified School District to provide the additional public facilities listed below for which funds are not presently available on designated land presently owned by the City and County of San Francisco within the designated Project Area or on land within the designated Project Area to be acquired by the City and County of San Francisco and/or the San Francisco Unified School District. Provisions for the expenditures necessary to provide the public facilities listed below for which funds are not presently available shall be subject to such action as may be required by law.

A. DIAMOND HEIGHTS PROJECT

1. Two Public Recreation Areas and a Park
2. Branch Library
3. Elementary School
4. Junior High School
5. Home School (Public)

B. WESTERN ADDITION PROJECT

1. Raphael Weill School Expansion (in addition to improvements already provided)

C. EMBARCADERO-LOWER MARKET PROJECT

1. Public Parking Garage



Subsequent to the provision of funds by the City and County of San Francisco and/or the San Francisco Unified School District for the installation of any of the aforementioned public facilities, for which funds are not presently available, the Agency shall request the Urban Renewal Administration to take appropriate action to effect additional non-cash local grant-in-aid credits resulting therefrom, to be applied to the forementioned projects or to future projects.

#### PAYMENT FOR PROPERTY CONDEMNED

The project temporary loan described herein will include funds to pay for property acquired by the Agency in the estimated amount of Sixteen Million One Hundred Thousand Dollars (\$16,100,000.00). Such funds will be credited to an account known by the title "Real Estate Purchases", or a similar title, and shall be made available to the Agency by the Government as needed to pay for property in accordance with the terms of that certain Contract entered into by and between the Agency and the Government. The Agency will pay the fair market value for all properties acquired. In the condemnation of any real property, the Agency will comply with all the provisions of law relative to the exercise of the right of eminent domain.

### ARTICLE XI - OWNER PARTICIPATION

#### SEC. 1101. The Participation of Present Property Owners.

In conformity with the applicable provisions of Community Redevelopment Law the Redevelopment Plan provides for the participation in the redevelopment of certain property in the Project Area by the owners thereof if the owners of such property agree to participate in the redevelopment in conformity with the Redevelopment Plan by entering into an Owner-Participation Agreement.

Each Owner-Participation agreement will state the time during which the several activities of redevelopment affecting a particular property must be completed. The Agency will establish redevelopment schedules setting forth the time limitations governing the commencement and completion of site clearance, demolition and construction of improvements.

The qualifications, basis and requirements for participation are set forth in Section 1102 of this Plan.

SEC. 1102. In cases where the physical design of the project is such as to permit the owner or owners of contiguous properties to participate in the development of their

own properties as a self-sufficient unit, the Agency may enter into an Owner-Participation Agreement with such owner or owners to participate in the effectuation of the Plan.

Such owner or owners will be required to demolish the improvements on their properties and to erect such structures thereon as will conform with the standards and requirements of the Redevelopment Plan.

No owner or owners of property in the Project Area which will be devoted to public use will be permitted to participate.

SEC. 1103. Within a period of thirty (30) days after the adoption of the Redevelopment Plan by the Board of Supervisors of the City and County of San Francisco, the owner or owners of property in the Project Area, who are eligible and who desire to participate in the redevelopment of the Project Area will be required to enter into a binding agreement for participation in accordance with the Redevelopment Plan. The Board of Supervisors may extend such period of time by not more than sixty (60) days. Such an agreement will be known as an Owner-Participation Agreement.

SEC. 1104. The Owner or owners of property eligible for participation shall conform to the provisions of the redevelopment schedules as established by the Agency. Upon completion of site clearance by the Participating Owner, the Agency will install or cause to be installed site improvements necessary for the effectuation of the Redevelopment Plan, after which it will give written notice to such Participating Owner that the land is ready for building purposes.

SEC. 1105. In Owner-Participation agreements between the Agency and eligible Participating Owners, there shall be included the provisions stated under Article XIII – REGULATIONS AND CONTROLS IN THE REDEVELOPMENT AREA TO SUSTAIN REDEVELOPMENT, which furnish adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan and the Declaration of Restrictions, and to prevent speculation in the holding of land in the Project Area.

SEC. 1106. Failure of Owner to Participate as agreed – Alternative Provisions.

In the event of default or breach of an Owner-Participation Agreement or any of its terms or conditions by a participating Owner whose eligibility to participate is established, the Agency shall acquire the property of said owner and shall then dispose of said property in accordance with the provisions of the Redevelopment Plan, as if said Owner-Participation Agreement had not been entered into. The amount to be paid said owner in the event of purchase after such default or breach shall be the fair-market value of the property as of the date of execution of the agreement.



SEC. 1107. Failure of Owner to Participate - Effectiveness of Alternative Provisions.

If for thirty (30) days after adoption of the Redevelopment Plan by the Board of Supervisors, an owner fails or refuses to enter into a binding agreement for participation in accordance with the Redevelopment Plan, the alternative provisions set forth in Paragraph 1106 hereof shall become effective as the official Redevelopment Plan for the Project Area. The Board of Supervisors of the City and County of San Francisco may extend the 30-day period by not more than sixty (60) days.

ARTICLE XII - RELOCATION

SEC. 1201. In accordance with Section 105 of the Housing Act of 1949 and Sections 33738 and 33739 of the California Community Redevelopment Law, no residents will be required to move unless there are available to them". . . in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the occupants displaced from the area, decent, safe, and sanitary dwellings equal in number of and available to such displaced occupants and reasonably accessible to their places of employment."

A study of the housing requirements for the persons to be displaced from the area as compared with available suitable housing was made by the Agency in July of 1958. This study revealed that there is available in the community sufficient housing to take care of approximately seven families and six hundred single persons, the majority of whom are transient hotel guests, to be displaced from the Project.

SEC. 1202. Property Management.

Improved properties acquired in the Project will be managed and operated by the Agency until such time as said improvements are demolished, removed, or sold.

ARTICLE XIII - DURATION OF CHANGES OF PLAN

SEC. 1301. Duration of Plan.

This Plan, including particularly the provisions relating to land uses and the requirements and restrictions with respect thereto, shall be in full force and effect for a period of thirty (30) years from the date title of the land is transferred to the redeveloper.

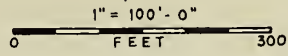


SEC. 1302. Amendment of Plan.

After approval of this Plan by the governing body of the locality as indicated in Section 903 hereof, the provisions of this Plan may be changed or modified only by formal written amendment duly approved and adopted by the governing body of the Agency: Provided, that if the Amendment in question involves any material or substantial change in any of the provisions of this Plan, such Amendment shall also be approved by the governing body of the locality. In no event shall the Plan be amended during the period in Section 1301 above, in any manner which will adversely affect any land in the Area whose owners and successors in interest are obligated to devote such land to the uses specified in this Plan, except with the written consent of the then owner of such land. In addition to the foregoing provisions of this Section 1302, all provisions, if any, of State law respecting changes, modifications or amendments of redevelopment plans shall be complied with.



BROAD



PACIFI

JACKSON

WASHINGTON

CLAY ST.

COMMERCIAL

SACRAMENTO ST.

FERRY BUILDING

BATTERY ST.

ST.

PROJECT BOUNDARY - - - - -

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APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON 12-22-58  
*Joseph A. [Signature]*  
CHAIRMAN  
*M. C. [Signature]*  
SECRETARY

REVISION  
NO. DATE

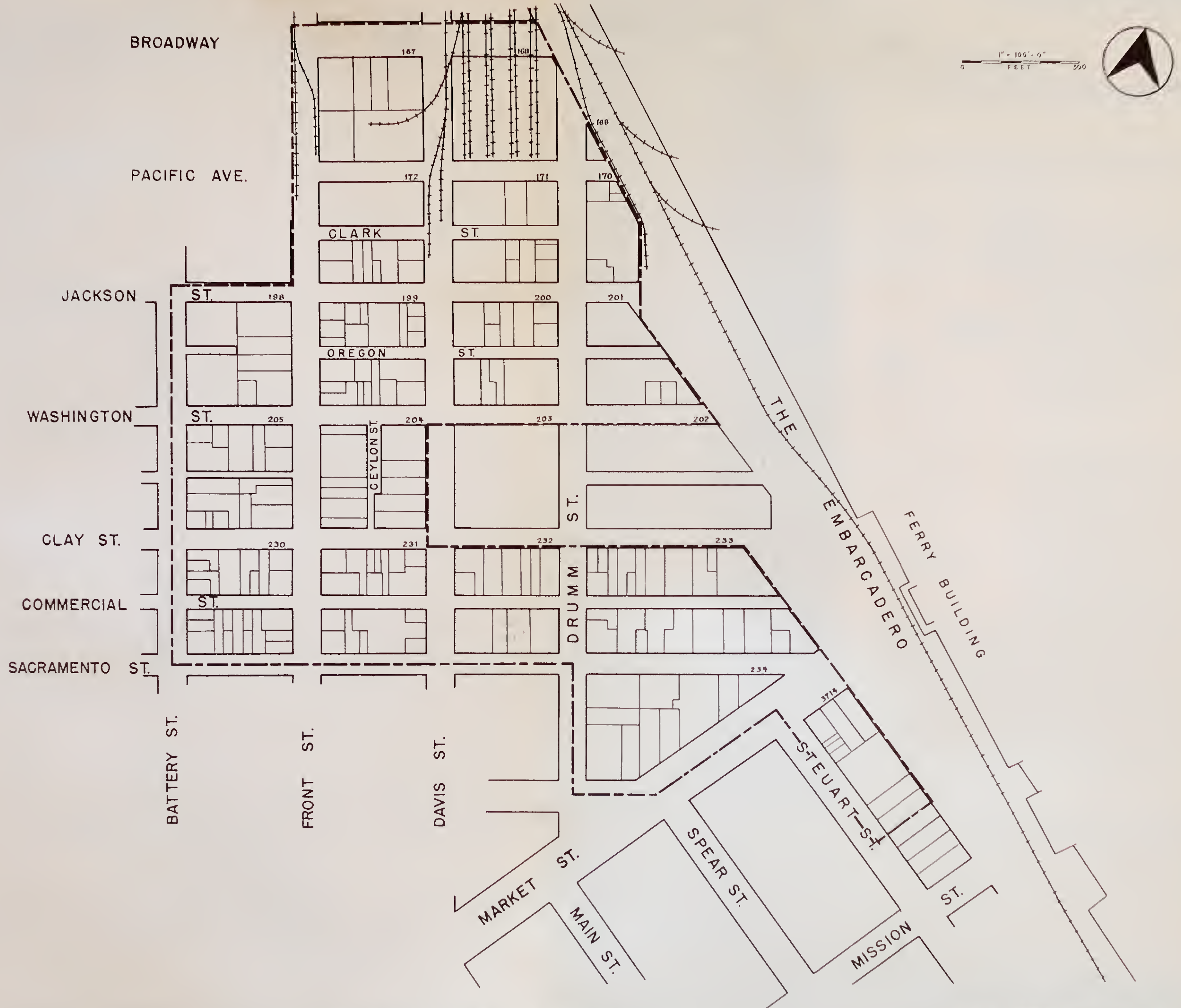
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CHECKED TCB

DATE 12-22-58

MAP  
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# PROJECT AREA BOUNDARY MAP

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1  
 REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE  
 REDEVELOPMENT  
 AGENCY OF THE  
 CITY AND COUNTY  
 OF SAN FRANCISCO  
 DATE 12/1/83

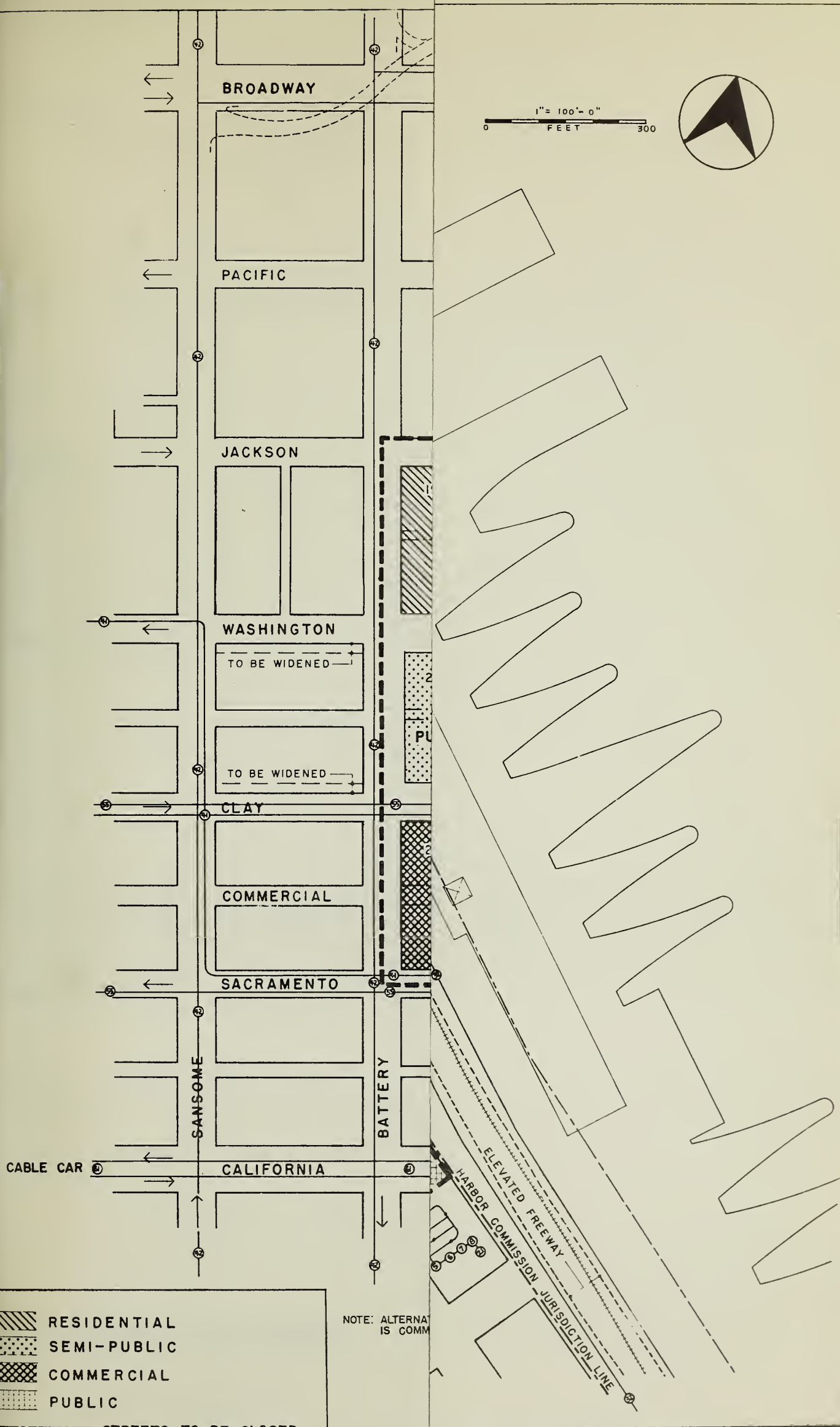
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








DATE: 12/1/83

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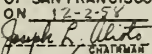
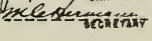
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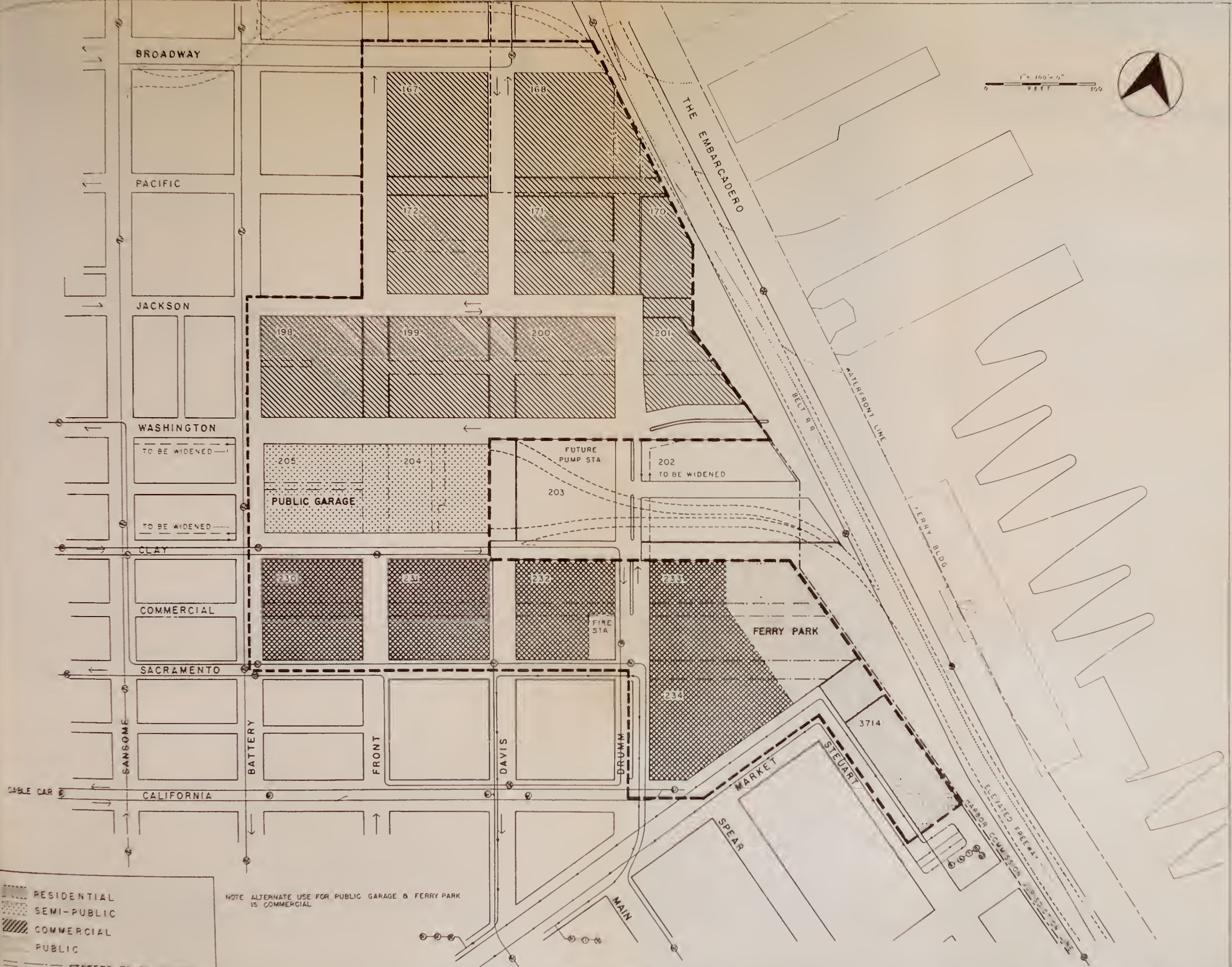
-  RESIDENTIAL
-  SEMI-PUBLIC
-  COMMERCIAL
-  PUBLIC
-  STREETS TO BE CLOSED
-  EASEMENT
-  PROJECT BOUNDARY
-  PUBLIC TRANSP. ROUTE
-  PUB. TRANSP. ROUTE, "MARKET ST."

NOTE: ALTERNATE IS COMM

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REDE

APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO ON <u>12-2-58</u>  CHAIRMAN  SECRETARY	REVISION NO.      DATE	DRAWN BY <u>WWR</u>  CHECKED <u>JCS</u>  DATE <u>12-2-58</u>	MAP b





PROJECT AREA PLAN

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1  
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO  [Signature] [Signature]	REVIEW NO.	DATE	DRAWN BY	MAP b
	CHECKED	DATE		



BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

GOLD

MERCHANT

COMMERCIAL

SANSOME

BATTERY

FERRY BUILDING

1" = 100' - 0"  
0 FEET 300



SED ON PART II, CHAPTER II, OF THE SAN FRANCISCO  
MUNICIPAL CODE (CITY PLANING CODE), AMENDED AND  
CORRECTED AS OF DEC. 1, 1957

PROJECT BOUNDARY - - - - -  
ZONING

IS HEAVY INDUSTRIAL, L.I. IS LIGHT INDUSTRIAL, C. IS  
COMMERCIAL.

EXISTING H.I. TO BE CHANGED TO R-4

EXISTING L.I. TO BE CHANGED TO C-3

EXISTING C. TO BE CHANGED TO C-3

EXISTING L.I. TO BE CHANGED TO R-4

EMBA  
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APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON 12-27-57  
*Joseph P. [Signature]*  
CHAIRMAN  
*[Signature]*  
SECRETARY

REVISION  
NO. 1 DATE 4-24-58

DRAWN BY *[Signature]*  
CHECKED *[Signature]*  
DATE 2-2-58

MAP  
C



BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

SANSOME

BATTERY

FRONT

DAVIS

DRUM

MARKET

MAIN

SPEAR

STUART

MISSION

EMBARCADERO

FERRY BUILDING

1" = 100' - 0"  
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MERCHANT

COMMERCIAL

BASED ON PART II, CHAPTER II, OF THE SAN FRANCISCO  
MUNICIPAL CODE (CITY PLANNING CODE), AMENDED AND  
CORRECTED AS OF DEC 1, 1957

PROJECT BOUNDARY - - - - -  
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EXISTING HI TO BE CHANGED TO R-4  
EXISTING L TO BE CHANGED TO C-3  
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# ZONING PLAN

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1  
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO ON 12-1-57		REVISION NO. 1	DATE 4-1-57	DESIGN BY J. L. HAYES	CHECKED BY J. L. HAYES	DATE 5-1-57
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MAP  
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BROADWAY

PACIFIC

JACKSON

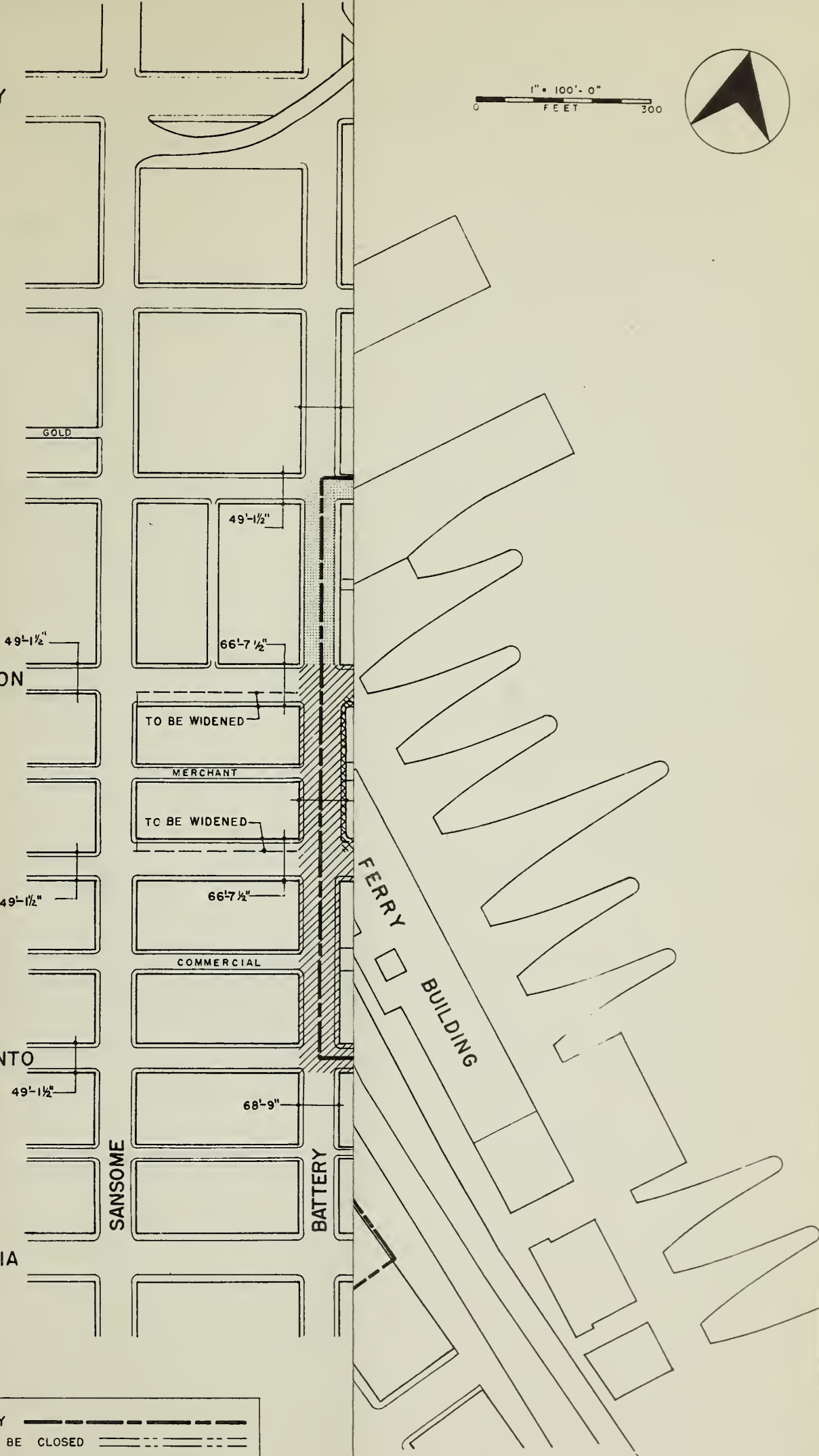
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CALIFORNIA

1" = 100'-0"  
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PROJECT BOUNDARY STREETS TO BE CLOSED EASEMENT

AREA REQUIRED FOR STREET WIDENING  
 EXISTING PAVEMENT TO BE REMOVED & REPAVED  
 STREET TO BE BROUGHT TO OFFICIAL GRADE & REPAVED  
 STREET TO BE RESURFACED

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APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON 2-2-58  
*Joseph R. White* CHAIRMAN  
*William A. Sherman* SECRETARY

REVISION  
NO. DATE

DRAWN BY TCP  
CHECKED WWR  
DATE 12-2-58

MAP  
d



BROADWAY

PACIFIC

JACKSON

WASHINGTON

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SACRAMENTO

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MAIN

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FERRY BUILDING

EMBARCADERO

CLARK

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OREGON

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TO BE WIDENED

TO BE WIDENED

MERCHANT

COMMERCIAL

PEDESTRIAN OVERPASS

TO BE WIDENED

82'-6"

ST. HEART

120'

94'

94'

68'-9"

68'-9"

68'-9"

49'-1 1/2"

49'-1 1/2"

49'-1 1/2"

49'-1 1/2"

68'-9"

60'

68'-9"

68'-9"

68'-9"

1" = 150' - 0"



PROJECT BOUNDARY ———

STREETS TO BE CLOSED ———

EDGEMENT ———

AREA REQUIRED FOR STREET WIDENING

EXISTING PAVEMENT TO BE REMOVED & REPAVED

STREETS TO BE BROUGHT TO ORIGINAL GRADE & REPAVED

STREETS TO BE PRESERVED

STREET AND HIGHWAY ADJUSTMENT PLAN

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1

REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

DATE 10-1-68

REVISION NO. 1

DRAWN BY J. L. HARRIS

CHECKED BY J. L. HARRIS

DATE 10-1-68

MAP d



BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

1" = 100'-0"  
0 FEET 300



GOLD

3'x5' BRICK

15" V.C.P.

3'x5' BRICK

MERCHANT

3'x5' BRICK

5'-6" DIA. R.C.

COMMERCIAL

12"

SANSOME

BATTERY

FERRY BUILDING

MISSION ST.

HOWARD ST.

7' CIRC. SEWER

SCALE: 1" = 200'

21" V.C.P.

STUART ST.

FROM HOWARD ST. DIVERSION STRUCTURE, SEE DETAIL ABOVE

PROJECT BOUNDARY ---  
STREETS TO BE CLOSED ---  
EASEMENT ---  
PROPOSED SEWER ---  
SEWER TO BE ABANDONED ---  
EXISTING SEWER TO REMAIN ---

EMERGENCY

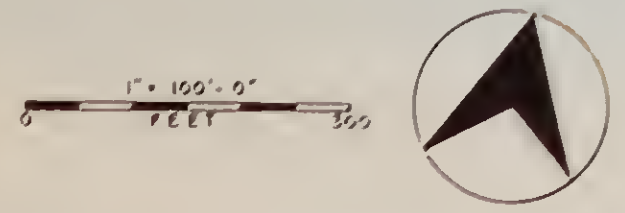
APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON DEC 2 1958  
*Paul J. White* CHAIRMAN  
*John J. Harman* SECRETARY

REVISION  
NO. DATE

DRAWN BY T.C.B.  
CHECKED WNR  
DATE DEC 2, 1958

MAP  
e





PROJECT BOUNDARY  
 STREET TO BE CLOSED  
 EXISTING  
 PROPOSED SEWER  
 STREET TO BE REDEVELOPED  
 EXISTING SEWER TO REMAIN

# SEWER SYSTEM

## EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1

### REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

REVISION	NO.	DATE	DRAWN BY	CHECKED	DATE
			T.C.C.		

APPROVED BY THE  
 REDEVELOPMENT  
 AGENCY OF THE  
 CITY AND COUNTY  
 OF SAN FRANCISCO  
 ON FEB 2, 1964  
 [Signature]  
 [Signature]

**MAP**  
 e



BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

GOLD

MERCHANT

COMMERCIAL

SANSOME

BATTERY

FERRY BUILDING

1" = 100' - 0"  
0 FEET 300



NOTE: ACTUAL LOCATION  
WITHIN PROPERTY

PROJECT BOUNDARY ———  
STREETS TO BE CLOSED ———  
EASEMENT ———  
EXISTING MAIN TO BE RETAINED —○—  
EXISTING MAIN TO BE ABANDONED —X—X—X—X—  
NEW MAIN TO BE INSTALLED ———  
LOW PRESSURE HYDRANTS —○—

EXISTING RELOCATED

EME  
REDI

APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON 12-2-57  
CHAIRMAN  
SECRETARY

REVISION  
NO. DATE

DRAWN BY TCB  
CHECKED WWR  
DATE 12-2-57

MAP  
f



BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

SANSOME

BATTERY

FRONT

DAVIS

DRUM

MARKET

MAIN

SPEAR

EMBARCADERO

FERRY BUILDING

STEWART

MISSION

1" = 100' - 0"



NOTE: ACTUAL LOCATION OF LOW PRESSURE HYDRANTS, HERE SHOWN WITHIN PROPERTY LINES, IS IN SIDEWALK AREA

## LOW PRESSURE WATER SYSTEM

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1  
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON 11-1-67  
BY [Signature]

REVISION  
NO. DATE

DRAWN BY 703  
CHECKED [Signature]  
DATE 6-1-67

MAP  
f



BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

GOLD

MERCHANT

COMMERCIAL

SANSOME

BATTERY

FERRY BUILDING

1" = 100'-0"  
0 FEET 300



PROJECT BOUNDARY ———  
STREETS TO BE CLOSED  
EASEMENT

- EXISTING HYDRANT
- NEW OR RELOCATED HYDRANT
- EXISTING MAIN
- PROPOSED MAIN
- EXISTING MAIN TO BE ABANDONED

EMER  
RED

APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON 12-2-57  
*Joseph P. White*  
CHAIRMAN  
*Robert J. ...*  
SECRETARY

REVISION  
NO. DATE

DRAWN BY TCP

CHECKED WJR

DATE 12-2-57

MAP  
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BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

SANSOME

BATTERY

FRONT

DAVIS

DRUM

MARKET

MAIN

SPEAR

STUART

MISSION

EMBARCADERO

FERRY BUILDING

- PROJECT BOUNDARY
- STREETS TO BE CLOSED
- EASEMENT
- EXISTING HYDRANT
- NEW OR RELOCATED HYDRANT
- EXISTING MAIN
- PROPOSED MAIN
- EXISTING MAIN TO BE ABANDONED

AUXILIARY WATER SUPPLY SYSTEM

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1  
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO

REVISION	NO.	DATE	DRAWN BY	CHECKED BY	DATE

MAP  
9

BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

GOLD

MERCHANT

COMMERCIAL

SANSOME

BATTERY

FERRY BUILDING

1" = 100' - 0"  
0 FEET 300



- PROJECT BOUNDARY
- STREETS TO BE CLOSED
- EASEMENT
- SINGLE PENDANT ELECTOLIER
- DOUBLE PENDANT ELECTOLIER
- 1 1/2" CONDUIT
- PULL BOX (STREET LIGHTING)
- PROPOSED TRAFFIC SIGNAL
- EXISTING TRAFFIC SIGNAL
- C CONTROLLER
- PB PULL BOX
- JB JUNCTION BOX
- 1 1/2" CONDUIT (TRAFFIC SIGNALS)

ST  
EME  
RED

APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON 12-2-57  
  
CHAIRMAN  
  
SECRETARY

REVISION  
NO. DATE

DRAWN BY T.C.B.  
CHECKED MMK  
DATE 12-2-57

MAP  
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BROADWAY

PACIFIC

JACKSON

WASHINGTON

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SACRAMENTO

CALIFORNIA

SANSOME

BATTERY

FRONT

DAVIS

DRUM

MARKET

MAIN

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EMBARCADERO

STUART

MISSION

FERRY BUILDING

1" = 100'-0"  
FEET



PROJECT BOUNDARY  
STREET TO BE CLOSED  
SIGNAL  
SINGLE PENDANT ELECTROLIER  
DOUBLE PENDANT ELECTROLIER  
1/2" CONDUIT  
MALL BOX (STREET LIGHTING)  
DEGRADED TRAFFIC SIGNAL  
EXISTING TRAFFIC SIGNAL  
CONTROLLED - 1/2" JUNCTION BOX  
MALL BOX  
1/2" CONDUIT (TRAFFIC SIGNALS)

# STREET LIGHTING & TRAFFIC CONTROL SIGNAL SYSTEMS

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1  
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO  DATE	DESIGNED BY DATE	MAP h
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BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

FD

GOLD

FD

FD

MERCHANT

FM

FB

COMMERCIAL

FD

SANSOME

BATTERY

FERRY BUILDING

1" = 100'-0"  
0 FEET 300



- PROJECT BOUNDARY —————
- STREETS TO BE CLOSED - - - - -
- SEWAGE DUCT ————
- EXISTING UNDERGROUND CONDUIT ————
- CONDUIT TO BE REMOVED —X—X—X—X—X—
- PROPOSED INSTAL. IN P.T.&T. DUCTS —T—T—T—T—
- PROPOSED INSTAL. UNDERGROUND CONDUIT —C—C—
- FIRE ALARM BOX TO REMAIN F □
- FIRE ALARM BOX TO BE REMOVED F ■
- FIRE ALARM BOX TO BE INSTALLED F ■
- POLICE TELEPHONE BOX EXISTING P □
- FIRE ALARM & POLICE TEL BOX TO BE INSTALLED FP □
- POLICE TELEPHONE BOX TO BE REMOVED P ■
- EXISTING MANHOLE ○
- REMOVE CAST IRON RING & COVER & REPLACE ●

EM  
RED

APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO ON <u>12-2-58</u> <i>Joseph R. White</i> CHAIRMAN <i>John J. ...</i> SECRETARY	REVISION NO.      DATE	DRAWN BY <u>WWR</u>	MAP j
		CHECKED <u>TCB</u>	
		DATE <u>12-2-58</u>	





PROJECT BOUNDARY

STREETS TO BE CLOSED

SEGMENT

EXISTING UNDERGROUND CONDUIT

CONDUITS TO BE REMOVED

PROPOSED INSTALL IN STUT BUSTS

PROPOSED INSTALL UNDERGROUND CONDUIT

PRELIMINARY BOX TO REMAIN

PRELIMINARY BOX TO BE REMOVED

PRELIMINARY BOX TO BE INSTALLED

PLUMB TELEPHONE BOX EXISTING

PLUMB TELEPHONE TEL BOX TO BE INSTALLED

PLUMB TELEPHONE BOX TO BE REMOVED

PLUMB NO MARKABLE

REMOVE C&G 1000 RING & COVER & REPLACE

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1  
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON 12-2-62  
James H. [Signature]  
[Signature]  
[Signature]

4535

1911 7-24  
 1912 7-25  
 1913 7-26

MAP  
j



BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

GOLD

MERCHANT

COMMERCIAL

SANSOME

BATTERY

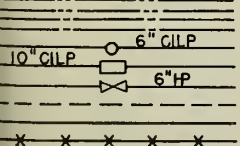
FERRY BUILDING

PINE

1" = 100'-0"  
0 FEET 300



PROJECT BOUNDARY



STREETS TO BE CLOSED  
EASEMENT  
MOISTURE DRIP  
REDUCING VALVE  
NEW MAIN  
EXISTING MAIN  
ABANDONED MAIN

EMERGENCY  
RED

APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON 12-2-58  
*Joseph P. White*  
CHAIRMAN  
*W. L. Harrison*  
SECRETARY

REVISION  
NO. DATE

DRAWN BY *TCB*  
CHECKED *WWR*  
DATE 12-2-58

MAP  
k



BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

SANSOME

PINE

FRONT

DAVIS

DRUM

MARKET

MAIN

SPEAR

MISSION

FERRY BUILDING

EMBARCADERO

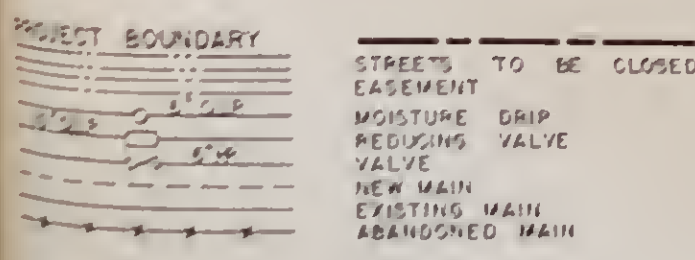
CLARK ST

OREGON ST

CEYLON ST

MERCHANT

COMMERCIAL



# GAS DISTRIBUTION SYSTEM

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1  
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO ON 12/1/80 BY [Signature] [Signature]	REVISION NO. DATE 1 12/1/80	DRAWN BY [Signature] CHECKED [Signature] DATE 12/1/80	MAP k
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BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

GOLD

MERCHANT

COMMERCIAL

SANSOME

BATTERY

FERRY BUILDING

1" = 100' - 0"  
0 FEET 300



PROJECT BOUNDARY	---
EXISTING MANHOLE	□
PROPOSED MANHOLE	■
EXISTING DUCT	---
PROPOSED DUCT	---
EXISTING TRANSFORMER VAULT	▭
PROPOSED TRANSFORMER VAULT	■
EXISTING CABLE OR DUCT TO BE ABANDONED	XX
MANHOLE	○
STREETS TO BE CLOSED	---
EASEMENT	---

EMB  
REDE

APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON 12-2-58  
*John F. Williams*  
CHAIRMAN  
*John F. Williams*  
SECRETARY

REVISION  
NO. DATE

DRAWN BY *TCB*

CHECKED *WHR*

DATE 12-2-58

MAP  
1



BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

SANSOME

BATTERY

FRONT

DAVIS

MAIN

MARKET

SPEAR

MISSION

EMBARCADERO

FERRY

BUILDING

STUART

1" = 100' - 0"

FEET



# ELECTRICAL DISTRIBUTION SYSTEM

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1  
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON 12-1-79  
BY [Signature]

REVISION  
NO. DATE

DRAWN BY [Signature]  
CHECKED [Signature]  
DATE 12-1-79

MAP  
1



BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

GOLD

4D 2C 22

3D 3C 2

3D 1C 2

6D 3C

MERCHANT

6D 3C 2

COMMERCIAL 12 D

8D 4C

SANSOME

BATTERY

FERRY BUILDING

1" = 100' - 0"  
0 FEET 300



PROJECT BOUNDARY  
STREETS TO BE CLOSED  
EASEMENT  
DUCT & CABLE TO REMAIN 4D 1C  
NEW DUCT & CABLE  
MANHOLE  
DUCT TO BE ABANDON

EMER  
RED

APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
ON 12-2-58  
Joseph P. White  
CHAIRMAN  
Michael J. McManus  
SECRETARY

REVISION  
NO. DATE

DRAWN BY TC-B  
CHECKED WWR  
DATE 12-2-58

MAP  
m

BROADWAY

PACIFIC

JACKSON

WASHINGTON

CLAY

SACRAMENTO

CALIFORNIA

SANSOME

BATTERY

FRONT

DAVIS

DRUM

MARKET

MAIN

SPEAR

EMBARCADERO

FERRY

BUILDING

STUART

MISSION

1" = 100' - 0"

FEET



PROJECT BOUNDARY  
STREETS TO BE CLOSED  
EXISTING  
NEW CABLE TO REMAIN  
NEW CABLE  
CABLE  
STREET TO BE ABANDONED

## TELEPHONE DISTRIBUTION SYSTEM

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1  
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE  
REDEVELOPMENT  
AGENCY OF THE  
CITY AND COUNTY  
OF SAN FRANCISCO  
DATE 12-1-77

REVISION  
NO. DATE

DRAWN BY: ES  
CHECKED BY: AL  
DATE: 12-1-77

MAP  
m



BROAD



PACIF

JACKSON

WASHINGTON

CLAY ST.

COMMERCIAL

SACRAMENTO ST.

FERRY BUILDING

BATTERY ST.

ST.

ALL PROPERTY TO BE ACQUIRED UNLESS OTHERWISE INDICATED.

PROJECT BOUNDARY

LOT NUMBER 2

ASSESSORS BLOCK NO. 231

PROPERTY NOT TO BE ACQUIRED



EMERGENCY

APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO ON 12/1/58  
*Joseph B. Alito* CHAIRMAN  
*William H. ...* SECRETARY

REVISION NO. DATE

DRAWN BY *W.H.R.*

CHECKED *ICB*

DATE *12/5/59*

MAP n



ALL PROPERTY TO BE ACQUIRED UNDER OTHER MAPS  
 PROJECT BOUNDARY  
 NUMBER 2  
 LESSORS BLOCK NO 231  
 PROPERTY NOT TO BE ACQUIRED

## ACQUISITION MAP

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1  
 REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE  
 REDEVELOPMENT AGENCY  
 OF THE CITY AND COUNTY  
 OF SAN FRANCISCO  
 DATE

REVISION  
 NO. DATE  
 CHECKED JLS  
 DATE

DRAWN BY  
 DATE

MAP  
 n











